

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL X-3

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, The Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, The Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Barbara J. Dugan has expressed a desire to purchase said Parcel X-3a for the purpose of continuing to maintain it as a rear yard; and

WHEREAS, Michael J. Donovan has expressed a desire to purchase said Parcel X-3b for the purpose of continuing to maintain it as a rear yard; and

WHEREAS, Oren C. McCleary has express a desire to purchase said Parcel X-3c for the purpose of continuing to maintain it as a rear yard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Barbara J. Dugan, Michael J. Donovan, and Oren C. McCleary be and hereby are designated as redevelopers of disposition Parcels X-3a, X-3b, and X-3c respectively subject to:
 - (a) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.
2. That disposal of said parcels by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby determined that Barbara Dugan, Michael Donovan, and Oren McCleary respectively, possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the subdivision of Parcel X-3 into X-3a, X-3b, and X-3c in accordance with Section 602, Paragraph 15, of the Charlestown Urban Renewal Area, is hereby approved.
5. That the Development Administrator is hereby authorized for, and in behalf of the Authority to execute and deliver Land Disposition Agreements for Disposition Parcels X-3a, X-3b, and X-3c, between the Authority as seller and Barbara Dugan, Michael Donovan, and Oren McCleary, respectively, as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyers' agreement to continue to maintain the Parcels, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority.

That the Development Administrator is further authorized to execute and deliver deeds conveying said parcels pursuant to such disposition agreements; and that the execution by the Development Administrator of such agreements and deeds to which a certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

That the Development Administrator is further authorized to grant, to and for the benefit of abutting land owners, such easements of access and travel over disposition parcels X-3a, X-3b, and X-3c as the Development Administrator shall deem necessary or appropriate, such easement grants to contain such terms and conditions as the Development Administrator shall deem proper and in the best interests of the Authority.

6. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure."

November 7, 1968

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: DESIGNATION OF DEVELOPERS
DISPOSITION PARCEL X-3
CHARLESTOWN URBAN RENEWAL AREA R-55

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11/7

SUMMARY: This memorandum requests the designation of three property owners in Charlestown as redevelopers of one small abutting lot unsuitable for construction.

On May 28, 1968, the Authority granted permission to negotiate for this disposal of fifteen (15) small unbuildable lots with owners of abutting properties. The owners of all the properties abutting Parcel X-3 were notified of the availability of the lots in accordance with the "Policies and Procedures for the Sale of Small Parcels ..." which were adopted by the Authority on November 18, 1966.

Letters of interest were received from three of the owners of abutting properties. Discussions were held between the interested parties and members of the staff, which resulted in the following recommended dispositions. In each case, all the owners of abutting properties were satisfied with the terms of the proposed disposition. A summary sheet is attached which indicates the area, the proposed developer, and the proposed treatment of each parcel. Lot plans, showing proposed improvements, are also attached.

It is recommended that the Authority adopt the attached resolution designating the abutting owners, as identified on the summary sheet and within the resolution, as redevelopers of Disposition Parcel X-3.

Attachments

November 7, 1968

CHARLESTOWN URBAN RENEWAL AREA R-55

SUMMARY SHEET, PARCELS

<u>Parcel No.</u>	<u>Area</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
X-3a	1194 sq. ft.	Barbara J. Dugan 44 Monument Avenue Charlestown	Continued maintenance as a rear yard
X-3b	828 Sq. ft.	Michael J. Conovan 40 Monument Avenue Charlestown	Continued maintenance as a rear yard
X-3c	1114 Sq. ft.	Oren C. McCleary 38 Monument Avenue Charlestown	Continued maintenance as a rear yard